

Town of Leeds

Amended Agenda Town of Leeds Town Council Wednesday, June 8, 2016

PUBLIC NOTICE is hereby given that the Town of Leeds Town Council will hold a **Work Session** on Wednesday, June 8, 2016 at 6:30pm and a **PUBLIC MEETING** on Wednesday, June 8, 2016 at 7:00pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.

NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER.

Work Session 6:30pm

1. Discussion with Planning Commission regarding update of Zoning map and General Plan

Regular Meeting 7:00pm.

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting minutes of May 25, 2016
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).
6. Announcements:
 - a. Monthly community pot luck barbecues. Last Friday monthly at 7:00pm, May to September in Town Park
 - b. Road sealing Thursday, June 9 and Friday, June 10 on those roads not sealed last year (excluding Main Street). Trash pick-up will start earlier in the day on Thursday, June 9.
7. Public Hearings:
8. Action Items:
 - a. Resolution 2016-03, Adoption of 2016-2017 Final Budget for the General Fund and Capital Improvement Fund
 - b. Update on and action, if needed, on Silver Pointe Estates Phase I
 - c. Road repairs, Straight Stripe Painting, Inc.
 - d. CLG Grant, CCC Camp work, Arid Lands for Humanity
 - e. Zone Change on Parcel L-3-1-7-250 for Research & Results Engineering INC from Open Space (OS) to Commercial District (C) on approximately .06 acre
 - f. Memorandum of Agreement between Bureau of Land Management -St. George field office, the Utah State Historic Preservation Officer, Washington County and the Town of Leeds regarding the Long Valley Land Exchange
 - g. Discussion and possible action on the Peach Pit Pavilion improvements
 - h. Planning Commission Appointment
9. Discussion Items:
 - a. Update of Zoning map and General Plan
 - b. Code Enforcement
 - c. Fourth of July
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person).

11. Staff Reports

Closed Meeting- A Closed Meeting may be held for the discussion of the character, professional competence, or physical or mental health of an individual as allowed by Utah State Law 52-4-205(1)(a); or for the discussion of pending or imminent litigation; as allowed by the Utah State Law 52-4-205(1)(c); or for the discussion of the purchase, sale, exchange, or lease of real property, including any form or a water right or water shares; as allowed by Utah Code 52-4-205(1)(d).


12. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting.

The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting;

The undersigned Clerk/Recorder does hereby certify that the above notice was posted June 7, 2016 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** www.leedstown.org.



Kristi Barker, Clerk/Recorder

PARCELS with UNCLEAR ZONING

January 2012

Parcel #	OWNER	Parcel Address	ZONING on Current Zoning Map	CORRECTED ZONE
1. L-2-A-1	MSH Investments LLC Susan Savage	985 Wonder Ln (42.34 acres)	On West side of I-15 "Residential 2 acres". On East side of I-15 Mostly "Residential 1/2 acre" with a "Commercial" ribbon next to Main Street	
2. L-3-E	Hunger Hole LTD Susan Savage		Mostly a "Commercial ribbon next to Main Street with one corner "Residential 1/2 acre"	The correct zone is "Residential 1/2 acre" The Commercial ribbon was meant as an overlay of possible zoning
3. L-PEMR-1	Majestic Mnt Dev LLC Alberta Lee Pace		"Commercial ribbon with 1/2 "Residential 1/2 acre"	The correct zone is "Residential 1/2 acre" The Commercial ribbon was meant as an overlay of possible zoning
4. L-PEMR-2	Majestic Mnt Dev LLC Alberta Lee Pace		1/2 "Commercial" ribbon 1/2 "Residential 1/2 acre"	The correct zone is "Residential 1/2 acre" The Commercial ribbon was meant as an overlay of possible zoning
5. L-3-1-7-1110	JSP INV LLC James & Marla Spear		"Commercial" ribbon "Residential 1/2 acre" "Open Space" "Rural Residential 2 acres"	
6. L-3283-B-1-LS	Millennia Inv CORP 6795 S 300 W Midvale, UT 84047-1054 ANB Financial- Jared Westhoff? Wash Co. Info: Pulsipher, James Nephi Jr. TR PO BOX 3536 Mesquite, NV 89024	67 acres	Top 1/2 "Residential 1 acre" Bottom 1/2 "RR 2 acres"	
7. L-3-1-7-2481	Adelle Lindlow			
8. L-SME-B-21		315 E Silver Meadows Rd	"Residential 1/2 acre" with ribbon of "Open Space"	The correct zone is "Residential 1/2 acre" The Open Space ribbon was meant as an overlay of possible zoning

Parcel #	OWNER	Parcel/Address	ZONING on Current Zoning Map	CORRECTED ZONE
9. L-SME-2-2	Roger L & Diana L Downward	20 E Roundy Mnt Rd	"Residential 1/2 acre"	"Residential 1/2 acre" As are the parcels surrounding it
10. L-5-A-3	Hatfield Doyle H & Kevin D TRS -Si, (Harrisburg Mining District?) 1169 N 1600 E Mapleton, UT 84664-3918		"Rural Residential 2 acres"	"Rural Residential 2 acres"
11. L-3-1-6-324	Silver Reef INV Holdings LLC Rick Sant	146.42 acres	Annexed in on 8/27/08 with ORD 2008-05 , with the zone: "In accordance to the zoning map" 11 acres= R-1-2 112 acres= R-1-1 21 acres= R-1-20 5 acres= Commercial	
12. L-99-A-1-B	Hamilton Land & Livestock LTD PO BOX 461196 Leeds, UT 84746-1196	23.09 acres	Mostly "Residential 1 acre" Small lower left corner "Residential 2 acres"	
13. L-67-A-1	Town		Top right corner is "Rural Residential 1/2 acres" Bottom portion Open Space"	Open Space
14. L-4042	Mike North	5.24 acres	Annexed in on 4/23/09 with ORD 2009-05 as.....	Mixed Use
15. L-93-A	Mike North	1.8 acres	6/10/09 ZONE CHANGE APPROVED from Open Space to be	MIXED USE
16. L-JPMS-1	James & Gloria Parnell	3.36 acres Trailer Park	9/28/05 Zone remained	COMMERCIAL
17. L-JPMS-2	James & Gloria Parnell	1.38 acres Trailer Park	9/28/05 ZONE CHANGE APPROVED to be	COMMERCIAL
18. L-JPMS-3	James & Gloria Parnell	.63 acres	9/28/05 ZONE CHANGE APPROVED	R-1-20

					from Open Space to	(Residential ½ acre)
19. L-JPMS-4	James Eugene & Gloria Jean Parnell	.43 acres			9/28/05 Zone remained	OPEN SPACE (non buildable parcel)
20. L-1	Don Goddard	6.55 acres			R-1-2	
Grapevine Wash 3 Annexation (includes all three of the following parcels)						
21. L-3289	MSH Investments, LLC	15 acres			Annexed in on 1/27/10 with ORD 2010-01 as.....	MIXED USE
22. L-3181	Silver Reef Shadows, LLC	20 acres			Annexed in on 1/27/10 with ORD 2010-01 as.....	R-1-20
23. No Parcel # available	BLM				Annexed in on 1/27/10 with ORD 2010-01 as.....	Open Space

ZONE CHANGE

Date	Name	Acres	County Parcel ID	Old Zone	New Zone
24-Jun-09	Mike North	1.8	L-93-A	OS	MXD
3-Dec-08	Lots 13 & 14 in Silver Valley Estates		L-SVES-1-13-LS; L-SVES-1-14-LS	County	RR1
14-Mar-07	Leeds Estates Subdivision		L-LE-17-A; L-LE17-B; L-LE-22-A; L-LE-22-B;	RR1	RR20
14-Mar-07	Leeds Estates Subdivision		L-LE-32	RR1	RR20 L30
14-Mar-07	Leeds Estates Subdivision		L-LE-31	R-1-10	R-1-10

ANNEXATION

Date	Name	Acres	County Parcel ID	New Zone
May-06	Fuller Addition	10	3268-C-LS	Commercial
Apr-09	North Additon	5.24	4042-LS (Up to Hidden Valley Road)	MXD
2009	Grapevine Wash Addition	1506.073	3179-A-3-B-LS; 3282-D-2-LS; 3281-LS; 3281-A-LS; 3282-G-LS; 3282-F-LS; 3284-B-LS; 3284-A-1-LS; BLM Lots	MXD & OS
2009	Grapevine Wash 2 Addition	252.614	3289-LS; 3285-LS; 3286-LS; 3287-LS; BLM Lots	MXD & OS
Aug-08	Silver Pointe Estates	130.78	L-3-1-6-324 (portions); 3268-B-LS; L-3195-N	Zoning Map
May-07	Arroyo Regal Development	67.406	L-3283-B-1-LS	R-1-20 & R-1-20 L15
Jan-10	Grapevine Wash 2 Addition		L-3289 MSH Investments, LLC L-3181 Silver Reef Shandows, LLC BLM	MXD R-1-20 OS



Town of Leeds

Town Council CLOSED Meeting Minutes

May 25, 2016

1. Call to order:

Mayor Peterson called to order the "Closed" meeting of the Leeds Town Council at 6:38pm on May 25, 2016 at Leeds Town Hall, 218 North Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u> </u>
COUNCILMEMBER: ANGELA ROHR	<u>x</u>	<u> </u>
COUNCILMEMBER: ELLIOTT SHELTMAN	<u> </u>	<u>x</u>
COUNCILMEMBER: NATE BLAKE	<u> </u>	<u>x</u>

Also in attendance were Gary Kuhlmann, Bob Nicholson and Jody Burnett.

2. Purpose of the closed meeting was to discuss impending litigation and related matters as allowed by Utah state Law 52-4-205(1)(c)

3. Adjournment:

Mayor Peterson adjourned the meeting with the intent of reconvening the Public meeting after a motion by Councilmember Cundick and 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: RON CUNDICK	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: ANGELA ROHR	<u>x</u>	<u> </u>	<u> </u>	<u> </u>
COUNCILMEMBER: ELLIOTT SHELTMAN	<u> </u>	<u> </u>	<u> </u>	<u>x</u>
COUNCILMEMBER: NATE BLAKE	<u> </u>	<u> </u>	<u> </u>	<u>x</u>

Time: 6:58pm.

APPROVED ON THIS _____ DAY OF _____, 2016

Mayor, Wayne Peterson

ATTEST:

Kristi Barker, Clerk/Recorder

Town of Leeds

Town Council Meeting May 25, 2016

1. Call to order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 6:38pm on May 25, 2016 at Leeds Town Hall, 218 N Main.

A motion to close the public meeting and move into a "Closed" meeting to discuss litigation; as allowed by Utah state Law 52-4-205(1)(c) was made by Councilmember Cundick, with a 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: ELLIOTT SHELTMAN				x
COUNCILMEMBER: NATE BLAKE				x

The closed meeting began at 6:38pm and went until 6:58pm. The public meeting reconvened at 7:04pm.

ROLL CALL:

	Present	Absent
MAYOR: WAYNE PETERSON	x	
COUNCILMEMBER: RON CUNDICK	x	
COUNCILMEMBER: ANGELA ROHR	x	
COUNCILMEMBER: ELLIOTT SHELTMAN		x
COUNCILMEMBER: NATE BLAKE		x

2. Pledge of Allegiance by Councilmember Rohr.

3. Declaration of Abstentions or Conflicts: None.

4. Approval of Agenda:

Councilmember Cundick moved to approve tonight's agenda and meeting minutes of May 11, 2016. 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: ELLIOTT SHELTMAN				x
COUNCILMEMBER: NATE BLAKE				x

5. Citizen Comments: None.

6. Announcements:

Mayor Peterson announced the following events:

- a. Monthly community pot luck barbecues. Last Friday monthly at 7:00pm, May to September in Town Park.
- b. Leeds Community Blood Drive, Tuesday June 7, 2016 at Leeds Town Hall from 2- 7pm.

7. Public Hearings:

- a. 2016-2017 Tentative Budget on the General Fund and Capital Improvement Fund

Mayor Peterson asked for a motion to open the Public Hearing on the 2016-2017 Tentative Budgets on the General Fund and Capital Improvement Fund.

Councilmember Cundick, I so move. 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: ELLIOTT SHELTMAN				x
COUNCILMEMBER: NATE BLAKE				x

No public comments were made.

Mayor Peterson asked for a motion to close the Public Hearing on the 2016-2017 Tentative Budgets on the General Fund and Capital Improvement Fund.

Councilmember Cundick, I so move. 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: ELLIOTT SHELTMAN				x
COUNCILMEMBER: NATE BLAKE				x

8. Action Items:

- a. Discussions and possible action regarding Ordinance 2016-04, Zoning Agreement for the Grapevine Wash properties.

Jody Burnett, it is a pleasure to be here this evening to introduce the Zoning Agreement because it represents the culmination of an extensive effort over the course of several months, working cooperatively with the Grapevine Wash Property owners and their Attorneys to address both

sides concerns arising out of the Annexation and Development Agreement originally approved in 2009. I have had the opportunity to be here for the Public Hearings, in front of both the Planning Commission and Town Council and I know a lot of good, involved, concerned citizens had expressed some concern over the density being proposed as part of the zone change being adopted. I think it has been said before, but I want to reiterate that it is important to understand and recognize that we are not writing on a clean slate. There has been a lot of dispute between the two parties about the interpretation of the Annexation and Development Agreement, but at some level, it contains provisions that allows for up to a total of 2,500 residential units and approximately 300,000 sq. feet of commercial. So what we are doing here, is eliminating all of the areas of dispute about any ambiguity in the Annexation and Development Agreement, terminating it in total and replacing it with a much simpler Zoning Agreement that will vest these properties with the zoning designations depicted on the Zoning Map and each of the applications for the four groups of parcels, owned by four separate owners; otherwise, they will be vested for 15 years, with 2 five year renewals if everything is moving forward and being complied with. In exchange for that, we have the maximum potential density of just over 1000 residential units, with no commercial. We also clarified for the benefit of both parties, that the Town's current Land Use Regulations, Design and Standard Construction Specifications for public improvements as of today's date, which is the effective date of the agreement, are what would be in place and anybody, whether its Leeds property owners, or potential purchasers of their property, know exactly what they have to do, as do we, to come in and comply with the Town's regulations in order to get the subdivision plats approved on any of those properties. I think it greatly simplifies that and clarifies our situation. From my standpoint, I do not have any hesitation and strongly recommend approval of this agreement, being in the best interest of the Town. The agreement is pretty straight forward and has a total of 3 exhibits. It provides that the property which is described in exhibit "A", has a total of just over 369 acres collectively will be zoned pursuant to the various designations as described in the Zoning Map.

Jody Burnett and Town Council discussed the terms of the Zoning Agreement further. Mayor Peterson thanked Bob Nicholson, Gary Kuhlmann and Jody Burnett for the work they did on the Grapevine Wash properties.

Mayor Peterson asked for a motion to approve action item 8a, which is Ordinance 2016-04, the Zoning Agreement for the Grapevine Wash properties and its related rezoning, or zone change applications, as detailed in the agenda items 8b, 8c, 8d and 8e.

Councilmember Cundick, I so move. 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: ELLIOTT SHELTMAN				x
COUNCILMEMBER: NATE BLAKE				x

Bruce Baird, I too would like to give an academy award speech just briefly. You mentioned three of the people that I was going to list and I was also going to list you, Councilmember Cundick, members of the Planning Commission, Town Council and actually the citizens, who

gave meaningful and important input during the process. This is a good outcome and we thank you very much.

- b. Discussion and possible action regarding Zone Change for Parcels L-3282-G and L-3284-B for Tuscan Lenders Group LC from Mixed Use (MXD) to Multiple Residential R-M-7, Residential R-1-10 (10,000 sq. ft.), Residential R-1-20 (20,000 sq. ft.), Residential R-1-1 (1 acre) on approximately 77 acres.
- c. Discussion and possible action regarding Zone Change for Parcel L-3281-A for Capital Funding LTD CO LLC from Mixed Use (MXD) to Residential R-1-10 (10,000 sq. ft.), Residential R-1-20 (20,000 sq. ft.) on approximately 25 acres.
- d. Discussion and possible action regarding Zone Change for Parcels L-3281, L-3285, L-3284-A-1, L-3286, L-3287 and L-3289 for MSH Investments LLC from Mixed Use (MXD) to Multiple Residential R-M-7, Residential R-1-10 (10,000 sq. ft.), Residential R-1-20 (20,000 sq. ft.), Residential R-1-1 (1 acre) on approximately 199 acres.
- e. Discussion and possible action regarding Zone Change for Parcels L-3282-F, L-3282-D-2 and L-3179-A-3-B for MISI Investments LLC from Mixed Use (MXD) to Multiple Residential R-M-7, Residential R-1-10 (10,000 sq. ft.), Residential R-1-20 (20,000 sq. ft.), Residential R-1-1 (1 acre) on approximately 68 acres.

- f. Discussion and possible action regarding 2016-2017 road works.

Mayor Peterson, what was distributed right before our meeting was an email I received from our consultant regarding a few questions I asked him to follow up on with respect to some of the outstanding issues beyond our standard maintenance plan that we are planning for the 2016-2017 fiscal year. One of them is the Canyon Creek culvert, we now plan on getting an estimate to shore that up, both on the street level and down below by the middle of next week. Some new erosion has been discovered at the wash near the culvert on Old Hwy 91. It is opposite of 900 North, a little bit closer to Town than 900 North. One can see there are three areas that the erosion is taking place. It seems to have been going on for an extended period of time. It appears that it is runoff from the road that is causing it. Daren Cottam contacted three contractors to get pricing for what the repairs would be. He has not heard back from them, but his personal estimate based on his experience is \$2,500 or less. Cherry Lane is following up on a comment raised by Councilmember Blake at our last meeting and he has some pricing there for material. Nate was willing to spread the material if it was delivered. He is going to get some additional information and get back to us on that; however, we did put money into the budget for that particular thing, but we did not put in the amount that he is suggesting here. We put in \$1,500, this is coming in at \$2,964. Gary am I correct that we can make those kind of adjustments to the budget when we go about approving it in its final form in two weeks?

Gary Kuhlmann, Yes.

Mayor Peterson, ok, that is something that we may look to take up there. Daren also sees some asphalt patching; we patched the entire Town last year, but he would expect it to be less than \$500 dollars worth of patching that would need to be done in Town. The final point is that he believes the maintenance is going to come in \$10,000 below what he originally thought. There is some favorable pricing right now, with regard to some of the material. It is an oil based process out there and even though it has rebounded some, we are still far below where we were two years ago when we were first laying out this plan.

Mayor Peterson discussed it further and indicated if we go ahead with the plan, we should still have a \$75,000 cushion in the B& C Road Fund.

Mayor Peterson asked for a motion to go forward with the repairs, as it was originally laid out in the 2016-2017 Road Maintenance Plan, with the maximum cost on that being no more than \$50,000 and that we will, as was the case last year, make sure that our consultant obtains competitive bids for all stages of the work.

Councilmember Cundick, I so move. 2nd by Councilmember Rohr. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: RON CUNDICK	x			
COUNCILMEMBER: ANGELA ROHR	x			
COUNCILMEMBER: ELLIOTT SHELTMAN				x
COUNCILMEMBER: NATE BLAKE				x

9. Discussion Items:

a. Ash Creek follow-up.

Mayor Peterson, the Ash Creek follow-up is a one page transcript I pulled together. There were some questions as to what had been said by the Superintendent from Ask Creek, with regards to if sewer lines were brought into Town. One specific question that Councilmember Cundick brought up was "do you require that an existing area adjoining any service that is brought through needs to be hooked up to a sewer line, or would they be able to remain on septic tanks"? The response started out by saying "the rule and by State code, if you are within 300 feet you are supposed to connect" and then he goes on to speak about the idea that he is looking into alternatives and believes there would be alternatives that could allow for kind of a three phased way of connections taking place. The first would be, those choosing to connect and able to when the lines are first brought into an area, to do so at that point in time, then requirements be put into place, should a septic system fail along the line, the people would be required to then hook into the sewer instead of replacing the septic. The discussion that we had is that the connection cost is comparable to the cost of replacing a septic tank. The third method to connecting was, when the home sells and at that point, the new home owner would be required to then connect to the sewer line. That is what he thought he could investigate and possibly get approval for, with regard to bringing sewer lines into the Town of Leeds. The question we need to look at tonight is, is it worth having him look into this.

Councilmember Cundick, I think those are interesting ways to deal with the problem. It doesn't overcome the Statute and we don't have any immediate development here requiring us to look at that, so I am reluctant to put too much energy in it right now.

Mayor Peterson, I think the energy would be on the Superintendent of Ash Creek, with regards to whether he could find that flexibility in the State Code that is there.

Councilmember Cundick, I have no problem checking into it but I don't want any commitments.

Mayor Peterson, I think we could definitely make it clear that we are not committing to it, but we would be interested in hearing what might be doable.

Councilmember Rohr, my thought is there are several areas where sewer is not going to be an effective mechanism unless there were ways to work around that. That would be a deal breaker for me.

Mayor Peterson, when you say that, I know in the initial discussions it was mentioned that some of the areas on the West side of town are just too far spread out to make it feasible. Some areas are too hilly, such as the Silver Reef area to make it feasible and then there are some concerns along Main Street; although, he mentioned I believe when it was brought up, the possibility of having lines that might not just be along Main Street that would still allow for gravity feed to take place from the homes to the actual lines.

Councilmember Rohr, it is a big concern for me in thinking of having your sewage pumped up hill to the sewer line from your house. When electricity is out, that means it's all coming down to you and it's not going anywhere. That is a problem in several areas in Town.

Mayor Peterson, ok, I could certainly get back to him and say "we would be reluctant to be subjecting people who would be in a situation where pumping would be required to be forced into this type of thing", just so he could structure it accordingly, with regard to any approach that he thinks might work. The other topic is something that may come into play, and that is Silver Pointe Estates is going to initially have for its Phase I, a shared septic system, which a previous Town Council had approved. The time is perhaps near where we would be called upon to be the body politic, to actually administer a shared septic system in a development. In order to do that, we would certainly need to contract with, or obtain the skill set and the licensing required to do that. That is something that Ash Creek said they would be willing to consider. What I would suggest that we could do at this point, again with no obligation, is to ask them if they could provide a cost for what it would be to provide that service from the start of the process, all the way through the ongoing process. That process starts with the actual installation of the lines, the installation of the shared system and then carries through to its operation once it becomes operational.

Councilmember Rohr, I think that would be an appropriate way to approach it, because they are one of the few people that have a good expertise in the field.

Councilmember Cundick, I think our big concern as a Town is, we don't want to end up owning the liability on this. We are in an area that we do not have any experience. To my knowledge, there are no systems that we have the oversight on right now and it is a pretty good leap to get into that, especially if it is going to be expanded. I am always concerned about liability, so that is something we have to look at very carefully. I think having an estimate of what is involved to get going, and what might go wrong also, would be good to know.

Mayor Peterson indicated he will contact Ash Creek.

b. Washington County Days of '47 Celebration.

Town Council discussed the Days of '47 Celebration. Communities in Washington County are being asked to make a contribution to hold a joint community event. The cost of the contribution from the Town would be 32 cents per resident, totaling about \$250.00. Town Council agreed to make the contribution for the celebration.

10. Citizen Comments:

Susan Savage, I am so grateful to all of you and to the people of Grapevine Wash for working through this development situation and coming to an agreement.

11. Staff Reports:

Councilmember Cundick, I really think with the money coming in from the RAP Tax, we could consider making the Peach Pit Pavilion more hospitable for the summer, if we put in a misting system and some fans. I think we have the funds now to do that and I would like to see us go ahead before the summer is over.

Mayor Peterson, the good news on that is I received an email today from the individual who came out to provide an estimate. He has now got all the information from the equipment supplier that he needed and he said he should have an estimate to us by next week. On the June 8th meeting, I hope we will have something that would be able to be considered and decided on at that point.

Councilmember Rohr, is there any thoughts on Arbor Day at this point?

Mayor Peterson, no specific plans have been made other than far preferable to do it earlier than December. We originally talked about making it part of Wild West Days, if it happens and I think now is the time to think separately from that and go for a separate stand alone event.

Mayor Peterson, just an update with regard to the extension that was granted with respect to Silver Pointe Estates. They have been discussing things with the LDWA that we still need to verify but it is the Developer's belief that they have come to an agreement. Their Engineers have come to an agreement with the LDWA regarding the storage tank that was a final piece that needed to be addressed. There are a variety of easements that are being obtained, with regard to where water lines would need to go and there has also been a letter of credit provided in order to support the actual infrastructure if we end up approving the recording of the plat. That will be on our agenda for the next meeting on Wednesday, June 8th at 7:00pm.

Bob Nicholson, on Silver Pointe Estates will they have an HOA to cover their sewer maintenance costs for the long term?

Mayor Peterson, yes they will be having an HOA set up there.

Bob Nicholson, my concern is the Town not to be responsible for the cost, so the HOA should bare that long term maintenance.

Councilmember Cundick, well it should be, it will depend on how many houses get built in there and how good the HOA is to handle it. That is my concern, if we get a small number of houses built and a high expense for that kind of operation. We may need to have a bond on to cover it.

Mayor Peterson, we should definitely go forward with that. I know it has been raised with the Developer and they had said that we need some sort of bond, not just that they would pay on undeveloped lots to make sure it was covered and supported. It is something that Ash Creek mentioned that the vast majority of the cost is going to be installing the system, operating it will be fairly minimal and really wouldn't be difficult to maintain with a small number of homes. It is still very important that we make sure that is taken care of and addressed.

12. Adjournment:

Councilmember Cundick adjourned the meeting.

Time: 7:47pm.

APPROVED ON THIS _____ DAY OF _____, 2016

Mayor, Wayne Peterson

ATTEST:

Kristi Barker, Clerk/Recorder

DRAFT

TOWN OF LEEDS
RESOLUTION 2016-03

A RESOLUTION OF THE LEEDS TOWN COUNCIL TO APPROVE THE 2016-2017 BUDGETS FOR THE GENERAL FUND AND CAPITAL IMPROVEMENT FUND FOR THE TOWN OF LEEDS, UTAH AND

WHEREAS, the Town Council of the Town of Leeds, Utah, has held an open and public hearing on the 25th day of May 2016, to review the 2016-2017 budgets for the Town of Leeds; and

WHEREAS, the Town Council of the Town of Leeds, Utah, by unanimous vote reviewed and approved the 2016-2017 budgets to reflect a change in fund revenues and expenditures; and

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the Leeds Town Council of the Town of Leeds, Utah, held an open and public meeting on June 8th 2016 and by roll call vote did approve the FY 2016-2017 budgets.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	_____	_____	_____	_____
COUNCILMEMBER: RON CUNDICK	_____	_____	_____	_____
COUNCILMEMBER: ANGELA ROHR	_____	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	_____	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	_____

ADOPTED AND APPROVED THIS _____ DAY OF JUNE 2016.

Mayor, Wayne Peterson

Attest:

Clerk/Recorder, Kristi Barker

Part II	General Fund Revenues	2013-14	2014-15	2014-15	2015-16
		Prior Year	Current Year	Current Year	Ensuing Year
	Source of Revenue	Actual Rev.	Estimate	Approved	Approved
				Bud. Approp.	Bud. Approp.
	Taxes				
1.1	General Property Taxes - Current		61570	60000	61435
1.2	Prior Years' Taxes - Delinquent		1049.55	3000	1000
1.3	General Sales and Use Taxes		95948.24	80000	88200
1.4	Franchise Taxes		56149.83	50000	50000
1.5	Transient Room Tax				
1.6	Fee-in-Lieu of Property Taxes		4199.7	4500	4200
1.7	Interest		196	0	125
1.8	Penalties		77.77	400	50
	Licenses and Permits				
2.1	Business Licenses and Permits		1460	1800	1500
2.2	Non-business Licenses and Permits		0	850	850
2.3	Cemetery - Burial Permits		0	0	0
2.4	Animal Licenses		210	250	200
2.5	Building Permits		22205.46	20000	20000
2.6					
	Charges for Services				
3.1	General Government		0	75	75
3.2	Public Safety		6181	6181	6181
3.3	Streets and Public Improvements				
3.4	Street Sanitation Charges				
3.5	Refuse Collection Charges		50664.14	50400	56200
3.6	Parks and Public Property				
3.7	Cemeteries		0	2000	2000
3.8	Miscellaneous Services:		31269.56	17625	17537
3.9					
3.1					
	Fines and Forfeitures				
4.1	Fines and Forfeitures		64.82	0	0
4.2	Forfeitures				
4.3	Other: Impact Fees		24025	15360	13785
4.4	Other:				
	Intergovernmental Revenue				
5.1	Federal Grants				
5.2	State Grants- UDOT		0	0	119000
5.3	State Shared Revenue				
5.4	Class "C" Road Fund Allotment		83124.9	53000	53000
5.5	Liquor Fund Allotment				
5.6	Grants from Local Units:				
5.7	Donations and Grants				10000
5.8					
	Miscellaneous Revenue				
6.1	Interest Earnings				
6.2	Rents and Concessions				
6.3	Sale of Fixed Assets - Compensation for Loss				
6.4	Sale of Materials and Supplies				
6.5	Sales of Bonds				
6.6	Other Financing - Capital Lease Obligations				
6.7	WCSSD Recycle				
6.8					
	Contributions and Transfers				
7.1	Transfer From:				

7.2 Transfer From:				
7.3 Transfer From: Capital Improvement Fund				81000
7.4 Loan From:				
7.5 Contribution from Private Sources				
7.6 Beg. Class "C" Road Fund Bal. to be Appropri.	34432.64	159024		125000
7.7				
7.8				
7.9				
7.1 Beg. General Fund Balance to be Appropriated				15678
TOTAL REVENUES	0	472828.61	524465	727016
Expenditure				
General Government				
1.1 Administration	100220.14	123549.04		144503.39
1.2 Auditor	3360.59	3500		4500
1.3 Other Professional Services	25588.2	58650		48650
1.4 Elections	216.59	1048.65		1048.65
1.5 Other Liability Bonds and Ins.	12189.8	12000		12000
1.6				
1.7				
1.8				
Public Safety				
2.1 Police Department	6181	6181		6181
2.2 Fire Department				
2.3 Animal Control and Regulation				
2.4				
2.5				
2.6				
Public Health				
3.1 Health Services				
3.2 Sanitation	43686.26	43000		49600
3.3				
3.4				
Highway and Public Improvements				
4.1 Construction	88584.73	212413.04		178530.95
4.2 Repair and Maintenance	2500	4500		6000
4.3 Wages				
4.4 Main Street Project	375.25	0		200000
4.5				
Parks, Rec., and Public Property				
5.1 Park and Park Areas	38875.50	49224.10		45381.40
5.2 Recreation and Culture	16919.85	9655		29605
5.3 Libraries				
5.4 Cemeteries	953.70	744.16		1015.61
5.5 Historical				
5.6 Wages				
5.7 Class C Roads				
Community and Economic Devel.				
6.1 Community Planning				
6.2 Community Development				
6.3 Economic Development and Assistance				
6.4				
6.5				
6.6				
Debt Service				
7.1 Principal and Interest				
7.2				

Transfers and Other Uses				
8.1 Transfer To:				
8.2 Transfer To:				
8.3 Other:				
8.4				
Miscellaneous				
9.1 Judgments and Losses				
9.2 FEMA Reimbursement of Flood Costs				
9.3 Other Flood Costs				
9.4				
9.5				
9.6				
9.7 Budgeted Increase in Fund Balance				
TOTAL EXPENDITURES	0	339651.62	524465	727016

Name	Town of Leeds, Ut.	Fiscal Year Ended	6/30/2017	
Part V	Capital Improvement Fund			
Nature of the Fund: Main Street Curb & Gutter				
Description (a)		Prior Year Actual 2014-2015	Current Year Estimate 2015-2016	Ensuing Year Approved Budget Appropriation 2016-2017
	Revenues			
	Transfers from General Fund	\$100,000.00		-0-
	Interest Income		\$600.00	\$150.00
	Other Additions			
	TOTAL REVENUE	\$100,000.00	\$600.00	\$150.00
	Beginning Fund Balance	\$0.00	\$0.00	\$100,600.00
	TOTAL AVAILABLE FOR APPROPRIATION	\$100,000.00	\$100,600.00	\$100,750.00
	Expenditures			
	Transfer to General fund	\$0.00	\$0.00	\$81,000.00
	TOTAL EXPENDITURES	\$0.00	\$0.00	81000.00
	Ending Fund Balance	\$100,000.00	\$100,600.00	\$19,750.00

Straight Stripe Painting, Inc.

1812 W Sunset Blvd #1-525

St George, UT 84770

O: 435-656-0930

F: 435-634-0580



A Certified DBE Company: UT, AZ, CA, ID, MT, NV, WY

Contractor: **Longpoint Consulting Services**
Address: **PO Box 193**
Toquerville, UT
Phone: **435-229-2303**
Fax / Email: longpointconsultingservices@gmail.com

Estimate # 05732

Date Submitted: **5/19/2016**

UT Contractors Lic #: 6185058-5501

Contact Name:
Project Name: **Leeds City- Highway Striping**
Project Location: **Leeds City**
Project Address: **452 N Lund Highway**

Estimate By:
Tyler Johnson
Cell: **435-703-3952**
Tyler@straightstripe.com

Item #	Item Description	Quantity	U of M	Unit Price	Total
1	Highway Striping	7988	LF	\$ 0.25	\$ 1,997.00
2	Layout and Tabbing	1	LS	\$ 475.00	\$ 475.00
3	Mobilization- Paint Truck	1	Each	\$ 275.00	\$ 275.00
* Traffic Control not included in this estimate					

Specifications:

Any mobilization estimated shall be charged for each time our company is called to perform labor and services on the project, and is NOT an estimate for mobilization for the entire project. Any item estimated at a "daily" rate will be charged per day at the unit price listed. Any item estimated as "unknown" will be charged at the unit price listed multiplied by the actual labor, services, and/or materials provided. All paint/markings, sign, seal coatings, crack sealants, and bumper blocks to be applied under this estimate will be billed at the unit price listed above multiplied by the actual services applied at the project at your request.

Exclusions:

This estimate does NOT include surveying and/or layout of pavement markings. (Does Not Include documenting type, location and offset of existing markings). This estimate does not include traffic control unless stated other wise in this estimate. Our company is not responsible for cleaning paving marking surface area prior to painting/messaging application unless stated other wise in this estimate.

This estimate is valid for a period of 30 days from the date of this estimate. Any invoice submitted by our company shall be due 30 days after the date of such invoice. Any invoice not paid within the 30 day period will accrue interest at a rate of 21% per annum until paid in full. Furthermore, in the event collection activities become necessary, our company shall be entitled to recover all of its costs incurred in the collection of the amounts due and owing under this estimate, including but not limited to attorneys' fees and court costs.

Total \$ 2,747.00

Customer Name: _____ Signature: _____
(print name)

Arid Lands for Humanity

Russell Bezette
P.O. Box 668
LaVerkin, UT 84745

Ph. # 435-619-3476

**Probable Cost Analysis
CCC CAMP
Leeds, Utah**

Description

September 1, 2015

**INFIRMARY-EXTERIOR STONE WALLS AND
INTERIOR PLASTER:**

1. Remove and replace deteriorated stone. Repoint exterior stone where needed. Restore interior plaster. Paint walls matching original colors.	\$1,850.00
--	------------

**COMMISARY-EXTERIOR STONE WALLS AND
INTERIOR PLASTER:**

1. Remove and replace deteriorated stone. Repoint exterior stone where needed. Restore interior plaster. Paint walls matching original colors.	\$1,850.00
--	------------

**BLACKSMITH SHOP-EXTERIOR-STONE WALLS AND
INTERIOR PLASTER:**

1. Remove and replace deteriorated stone. Repoint exterior stone where needed. Restore interior plaster. Paint walls matching original colors.	\$1,900.00
--	------------

**OFFICERS QUARTERS-EXTERIOR STONE WALLS
AND INTERIOR PLASTER:**

1. Remove and replace deteriorated stone. Repoint exterior stone where needed. Restore interior plaster. Paint walls matching original colors.	\$2,300.00
--	------------

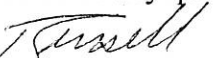
STONE RETAINING WALLS:

1. Remove deteriorated stone on bottom retaining wall next to parking area. Replace stone and repoint voids matching color, texture, and hardness. Reset lose and fallen stones on all other retaining walls	\$2,860.00
--	------------

TOTAL \$10,760.00

Loanne,

If you have any questions, please feel free to contact me.


Russell Bezette, Exec. Director
Arid Lands for Humanity

Arid Lands for Humanity
Russell Bezette
P.O. Box 668
LaVerkin, UT 84745

Ph. # 435-619-3476

Probable Cost Analysis
CCC CAMP
Leeds, Utah

September 17, 2015

Description

STAIRCASES:

1. North Staircase-Place stones against outside edge of stone stair steps the full length of walkway.	\$150.00
---	----------

2. Middle Staircase-Build two small retaining walls along upper side of stair steps where excessive erosion has occurred.	\$460.00
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TOTAL

\$610.00

Loanne,

If you have any questions, please feel free to contact me.


Russell Bezette, Exec. Director
Arid Lands for Humanity

Arid Lands for Humanity

Russell Bezette

P.O. Box 668

LaVerkin, UT 84745

Ph. # 435-619-3476

Probable Cost Analysis

CCC CAMP

Leeds, Utah

Description

May 24, 2016

OFFICERS QUARTERS, ROOF CAP RESTORATION:

1. Repair damaged roof cap piece. Install on roof and secure existing in place lose cap. Secure lose metal sheeting on roof.	\$72.00
--	---------

OFFICERS QUARTERS, ELECTRICAL:

1. Remove electrical, Dispose of old electrical parts. Repair walls where attached.	No charge
---	-----------

CONCRETE CAP ON PARKING AREA WALL:

1. Remove entire lose and deteriorated concrete cap. Replace cap with new matching concrete cap.	\$729.00
--	----------

INFIRMARY:

1. Paint board green interior South wall.	No charge
---	-----------

BLACKSMITH SHOP:

1. Create exterior grade on east and north windows where soils were above window openings.	No charge
--	-----------

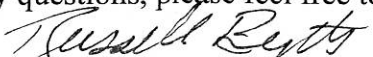
COMMISSARY:

1. Paint board green interior east gable end matching existing color.	No charge
---	-----------

TOTAL \$801.00

Wayne,

The roof cap and parking wall cap are additional items discussed with Loanne at the beginning of May. All other items added beyond the scope of that discussion are no charge items. If you have any questions, please feel free to contact me.



Russell Bezette, Executive Director
Arid Lands for Humanity



FILING FEE: \$1,000.00
NON-REFUNDABLE
Date 5-23-16 Received by [Signature]

Town of Leeds

218 North Main Street, PO Box 460879, Leeds, UT 84746-0879

Phone: 435-879-2447 Fax: 435-879-6905

E-mail: clerk@leedstown.org // Website: www.leedstown.org

ZONE CHANGE/AMENDMENT APPLICATION

Project Name R+R Engineering Awning Addition
Number of Lots Proposed 1 Acreage .06
Project Location Parcel Tax ID #(s) L-3-1-7-250
Applicant Name R+R Engineering / Roger Watters
Address 590 North Main St / Leeds Utah 84746
Phone 879-2713 Fax N/A Cell 359-6422 e-mail rreng@gwestoffice.net
Owner of Property R+R Engineering
Address 590 North Main Leeds UT
Phone 879-2713 Fax N/A Cell 359-6422 e-mail rreng@gwestoffice.net
Contact Person of those listed above Roger D Watters
EXISTING ZONING OS ZONE CHANGE(S) REQUESTED C ACREAGE .06

Refer to Town of Leeds Zonings:

R-R-5.....Rural Residential 5 acre	R-1-5.....Residential 5 acre	R-M-7.....Multiple Residential
R-R-2.....Rural Residential 2 acre	R-1-2.....Residential 2 acre	C.....Commercial
R-R-1.....Rural Residential 1 acre	R-1-1.....Residential 1 acre	OS.....Open Space
R-R-20.....Rural Residential 1/2 acre	R-1-20.....Residential 1/2 acre	M-H.....Mobile Home
	R-1-10.....Residential 1/4 acre	

Attach complete legal description for the property/area requested, to be changed and provide all of the following information:

1. Two sets of mailing labels for all property owners within a 300-foot radius from the border of the subject property. Maps & Names of Property Owners are available from Washington County Recorder's Office, 87 North 200 East, St. George, Utah 84770, ph. (435) 634-5709.
2. Written justification describing the purpose for the zone change request and proof of concurrence with Town of Leeds General Plan.
3. Required Building Plans as per Land Use and Zoning Ordinance #2008-04, including all tests, exhibits and studies.
4. A copy of the requested legal description in a read-only CD/electronic format and e-mailed to clerk@leedstown.org
5. A copy of the legal description provided in Microsoft Word Format on a read-only CD and e-mailed to clerk@leedstown.org.
6. One 24" x 36" plat site exhibit of the requested zone change and 16 copies 8.5" x 11" or 11" x 17" all matching the legal description.
7. One 24" x 36" site exhibit of the County Ownership Plat(s) identifying the existing parcel(s) included in the legal description.

Town of Leeds

**ZONE CHANGE/AMENDMENT
APPLICATION**

The following fees are due at the time of application. Incomplete applications will be returned. No exceptions.

1. Filing Fee (non-refundable): \$1,000.00
2. Addresses labels, envelopes, stamps and other associated mailing expenses are to be provided by Applicant.
3. Acreage Fees -
 - a. Less than 1 acre: No Fee
 - b. One – 100 acres: \$50.00 per acre
 - c. 101 – 500 acres: \$25.00 per acre
 - d. Over 500 acres: \$10.00 per acre

Note: For acreage designated as open space, no acreage fee assessed if open space is over 10 acres. Open space includes parks, golf courses, floodplains, hillsides and similar natural areas. This does not include required recreation areas and/or setback areas.

File the completed application at:

Town of Leeds
P.O. Box 461195
Leeds, UT 84746

Signature of Applicant  Date 5-23-2016
Signature or Consent of Owner _____ Date _____

APPLICANT AFFIDAVIT

I, _____, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of the Town of Leeds relating to this application.

Owner/Agent

Date

Applications must be presented to the Planning Commission and a Public Hearing must be held before submitting to the Town Council. The Planning commission meets at 7:00 p.m. on the first Wednesday of each month.

Application is hereby made for a zone change/amendment to the Leeds Zoning Map



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
Salt Lake City - St. George
www.bushandgudgell.com

EXHIBIT "A"

PARCEL TO BE ACQUIRED:

BEGINNING AT A POINT BEING S 88°35'11" W 989.93 FEET ALONG THE NORTH LINE OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 177.59 FEET AND S 40°10'00" E 108.98 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE S 40°10'00" E 20.00 FEET; THENCE S 50°58'35" W 202.53 FEET; THENCE N 40°10'00" W 5.00 FEET; THENCE N 46°44'07" E 202.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,531 SQ FT OR 0.06 ACRE MORE OR LESS

RRH
151335

I, ROBERT R. HERMANSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 000343, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE BOARD'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREINAFTER KNOWN AS:

WESTERN CORNER,
SECTION 7, TOWNSHIP 41
SOUTH, RANGE 13 WEST,
SALT LAKE BASIN AND
MOUNTAIN
AND BRIS CAP

NORTH 17/4 CORNER,
 SECTION 77, TOWNSHIP 44 N
 RANGE 13 E, COUNTY OF
 SALT LAKE, UTAH, AND
 MONTGOMERY
 PLAT 18, BEARS CORNER



THE TROOPERS ONLY HERE
ALIVE

ROBERT R. HARRISON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 8382432

FOUNDAKY DESCRIPTION	LEGAL DESCRIPTION AS SHOWN ON INSTRUMENT NO. 671088, RECORDED AND ON FILE AT WASHINGTON COUNTY

[illegible][illegible]

CONTAINS 2.53) 50 FT OR 0.05 ACRES MORE OR LESS
COMBINED LEGAL DESCRIPTION

[illegible][illegible]

SECTIONAL DOCUMENTATION (FOUNDER, TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).

ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 8"X8" REBAR AND CAP STAMPED WITH A GLOBE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

NOTES

1. NO ATTEMPT HAD BEEN MADE AS A PART OF THE BOUNDARY SURVEY TO OBTAIN OR SORT DATA CONCERNING THE EXISTENCE AND LOCATION OF ANY UTILITY OR MANUFACTURING PLANTS OR OTHER FACILITIES IN THE VICINITY OF THE BOUNDARY. THEREFORE, THE LOCATION OF SUCH FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER AGENCIES WITH JURISDICTION OVER SUCH FACILITIES.

2. SURVEYOR FOR THIS MAP HAS NO INFORMATION OR KNOWLEDGE OF ANY RECORDS OF RECORDS, ENCUMBRANCES, EASEMENTS, COVENANTS, OR ANY OTHER FACTS WHICH MIGHT AFFECT THE BOUNDARY. THEREFORE, THE BOUNDARY IS SHOWN AS AN ACCURATE AND CURRENT TITLE.

3. ALL CORNERS SHOWN IN PARENTHESES ARE RECORDED INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL RECORDS. ALL OTHER CORNERS ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

4. SHAPES ON PLATE OF BOUNDARY ARE NOT TO SCALE.

PAPER: 100
 THE UNIVERSITY OF
 MICHIGAN LIBRARY

ORDER: 23411700
PARCEL NO.:
551-710740

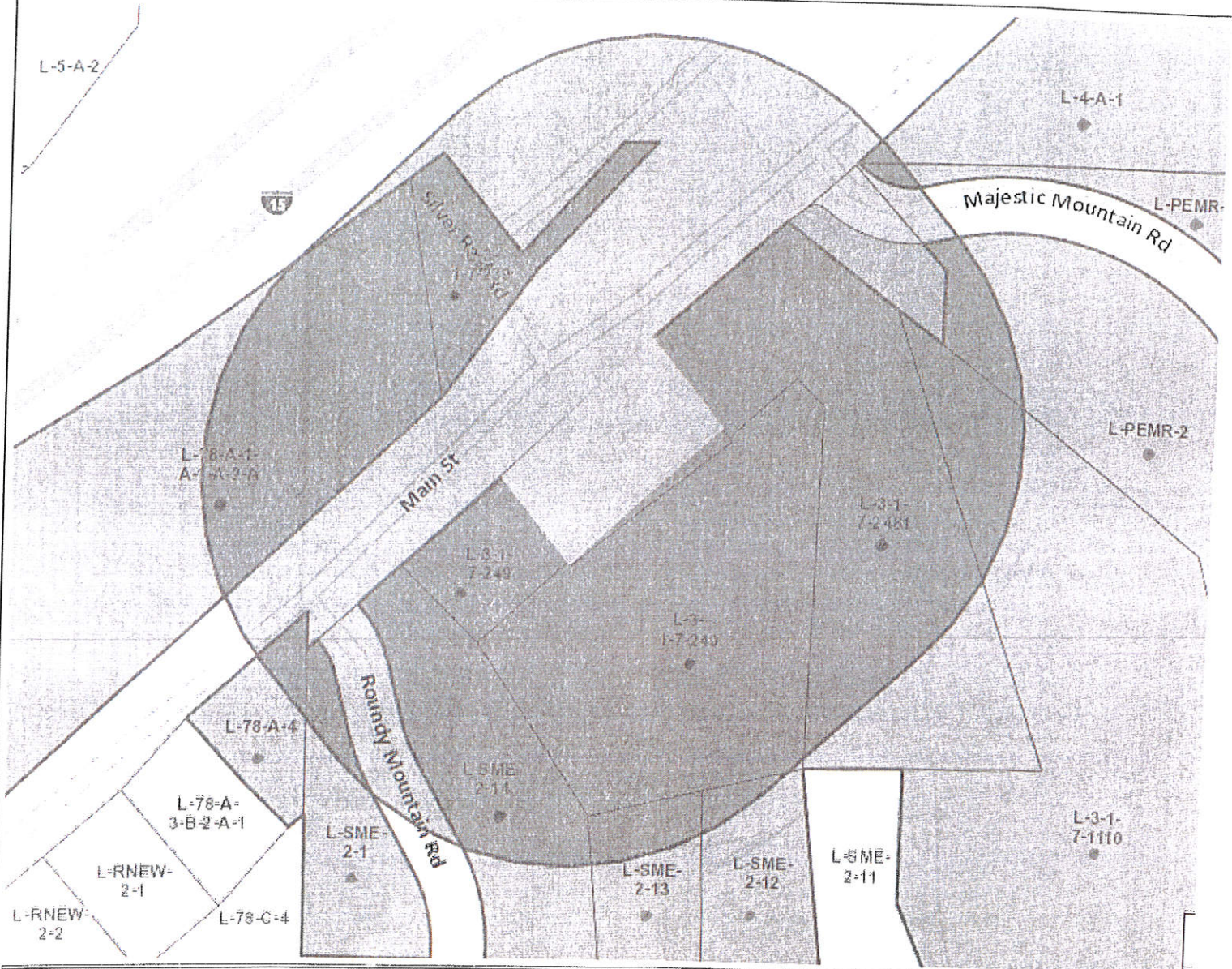
"B." Bonds

NE 1/4 OF SECTION 7, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN

RESEARCH & RESULTS ENGINEERING INC.
PREPARED FOR:



Title



376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GI sources. The land base and facility information on this map is for display purposes and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

May 20, 2016

Town of Leeds, Utah,

R & R Engineering is requesting a zone change on .06 acres of land behind our existing property which contains our manufacturing building.

In an effort to meet the building regulations to construct an awning to protect the raw material we use in our manufacturing process, we have purchased this .06 acres of property.

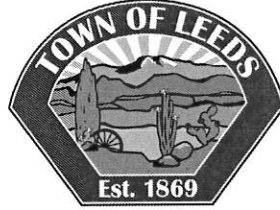
This property is currently zoned Open Space (OS) and we request that it be re-zoned to Commercial (C) so we can build the awning which will allow us to properly store the raw material we need to keep our employees working.

The awning will be built as per all Town of Leeds build requirements.

Thank you for your help.

A handwritten signature in black ink, appearing to read "Roger Watters". The signature is stylized with a large, looped initial "R" and a long, horizontal stroke at the end.

Roger Watters



TOWN OF LEEDS

218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: clerk@leedstown.org // Website: www.leedstown.org

May 23, 2016

Dear Property Owner,

The Town of Leeds is hereby notifying all property owners within 300 feet of a Zone Change request by Research & Results Engineering INC, property owner of .57 acres of land with the Tax Parcel Number of L-3-1-7-250, located at 590 North Main Street with the attached legal description.

The request is to change .06 of an acre current zoned as Open Space (OS) to Commercial (C).

The Town of Leeds Planning Commission will hold the public hearing on Wednesday, June 1, 2016 at 7:00 p.m. The public hearing will be held to receive public comments relative to the Zone Change Request.

The proposed Zone Change Plat is available at Town Hall, 218 North Main Street, and can be reviewed during regular business hours 9:00am – 4:00pm on Monday thru Thursday.

Please call Town Hall if you have any questions.

This is a public meeting and you are welcome to attend.

Respectfully,

Kristi Barker
Clerk/Recorder



TOWN OF LEEDS

Planning Commission Meeting PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will occur at the
Planning Commission Meeting on

Wednesday, June 1, 2016 at 7:00 p.m.

At the Leeds Town Hall 218 North Main Street, Leeds, Utah.

The Leeds Planning Commission will hold a public hearing on the above-mentioned date to consider the following proposed item:

**Zone Change on Parcel L-3-1-7-250 for Research & Results
Engineering INC from Open Space (OS) to Commercial (C) on
approximately .06 acre.**

Copies of the proposed Zone Change Plat will be available for review at the Leeds Town Hall during regular business hours (9:00 a.m. to 4:00 p.m. Monday – Thursday)

Interested persons are encouraged to attend the public hearing to be held in the Leeds Town Hall at 218 North Main Street, or present their views in writing to the Leeds Town Clerk/Recorder prior to the meeting.

Certificate of Posting

The undersigned Deputy Clerk/Recorder does hereby certify that the above notice was posted May 23, 2016. The public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town of Leeds Website www.leedstown.org, also published in the Spectrum Newspaper.

Kristi Barker
Clerk/Recorder

R&R Engineering Zone Change on Parcel L-3-1-7-250, .06 of an acre from Open Space to Commercial.

Town of Leeds Use Only

Application reviewed by: Kristi Barker Position: Clerk/Recorder

The Town of Leeds Planning Commission recommended: Approval x Denial to the Leeds Town Council on 6-1-2016

The Town Council of Leeds: Approved Denied This

The applicant is hereby authorized to establish the requested use in following conditions:

Mayor, Town of Leeds

Date

ATTEST:

Deputy Clerk/Recorder, Town of Leeds

Date

**MEMORANDUM OF AGREEMENT
BETWEEN
BUREAU OF LAND MANAGEMENT-SAINT GEORGE FIELD OFFICE,
THE UTAH STATE HISTORIC PRESERVATION OFFICER
WASHINGTON COUNTY
AND
THE TOWN OF LEEDS, UTAH
REGARDING THE LONG VALLEY LAND EXCHANGE**

WHEREAS, the Saint George Field Office of the Bureau of Land Management (BLM) intends to satisfy specific terms of the 1996 Implementation Agreement for Washington County's Habitat Conservation Plan (HCP) regarding the acquisition of private land inholdings in the Red Cliffs Desert Reserve (Reserve), through the exchange of approximately 600 acres of public land in Long Valley for private land in the Reserve; and

WHEREAS, the BLM has determined that the transfer of these lands from Federal ownership is an undertaking as defined in 36 C.F.R Part 800.16(y); and

WHEREAS, the BLM, has defined the undertaking's area of potential effect (APE) as the approximately 600 acres proposed to be transferred out of federal ownership; and

WHEREAS, the BLM has determined that the undertaking will have an adverse effect on four sites (42WS3998, 5162, 5164, and 5360), which are eligible for listing on the National Register of Historic Places, and has consulted with the Utah State Historic Preservation Officer (USHPO) pursuant to 36 C.F.R. part 800.4; and

WHEREAS, the USHPO has participated in the consultation process for this agreement under 36 CFR Part 800.6; and

WHEREAS, the Advisory Council on Historic Preservation (ACHP) has not participated in consultation, as this project does not exceed the threshold for ACHP notification as outlined in Section 5.b(4) of the Programmatic Agreement among the Bureau of Land Management, the Advisory Council on Historic Preservation, and the National Conference of State Historic Preservation Officers Regarding the Manner in which the BLM Will Meet its Responsibilities Under the National Historic Preservation Act, February 2012; and

WHEREAS the BLM is responsible for government-to-government consultation with Federally-recognized Indian Tribes and has formally consulted with, and invited the Paiute Indian Tribe of Utah, the Shivwits Band of the Paiute Indian Tribe of Utah, and the Hopi Tribe to participate; and

WHEREAS, Washington County (the County) has agreed to facilitate the exchange by contributing funding toward the exchange, has participated in the drafting this agreement, and is an Invited Signatory to the agreement; and

WHEREAS, the Town of Leeds (Leeds) has agreed to host a public education product that will be generated as a result of mitigation efforts for adverse effects to sites 42WS3998 and 5360, has

participated in the drafting of this agreement, and is an Invited Signatory to this agreement; and

WHEREAS, Brennan Holding LLC (Brennan) would be the recipient of the Federal parcel and would exchange it for a privately owned parcel within the Reserve, has participated in the drafting of this agreement and is a Concurring Party to this agreement; and

WHEREAS, the Washington County Historical Society has participated in the drafting of this agreement and is a Concurring Party to this agreement; and

NOW, THEREFORE, the BLM, the USHPO, the County, and Leeds agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

The BLM shall ensure that the following measures are carried out:

I. Roles and Responsibilities

a) The BLM will coordinate and oversee actions required under this Agreement as specified herein to comply with Section 106 of the NHPA. BLM will work with the County to develop and implement Statements of Work for treatment efforts to be carried out under this Agreement. BLM will further ensure that all work undertaken to satisfy the terms of this Agreement is done in accordance with the Programmatic Agreement Among The Bureau Of Land Management, The Advisory Council On Historic Preservation, And The National Conference Of State Historic Preservation Officers Regarding The Manner In Which BLM Will Meet Its Responsibilities Under The National Historic Preservation Act and BLM guidelines (e.g. H-8100 Guideline for Identifying Cultural Resources, H-8120 Guideline for Protecting Cultural Resources).

b) The County will fund all aspects of the mitigation measures outlined in this agreement for the resolution of adverse effects which will occur if this land transfer moves forward.

c) Leeds will host an interpretive product that will result from mitigation efforts to 42WS3998 and 5360.

II. Resolution of Adverse Effects

Four historic properties would be adversely affected by the proposed land transfer (42WS3998, 5162, 5164, and 5360). Sites 42WS5162 and 5164, are prehistoric habitation sites, likely associated Virgin Ancestral Pueblo Period. Sites 42WS3998 and 5360 consist of extensive erosion control complexes constructed by the Civilian Conservation Corps. Treatment efforts to mitigate the adverse effects to these four sites are described here.

A) 42WS5162 and 5164

42WS5162 and 5164 are eligible for the NRHP because of the information that they may yield, and the importance of that information toward understanding our history. Adverse effects will be resolved through the recovery, analysis and reporting of this information.

Both sites have undergone some data recovery efforts during the Utah Department of

Transportation's Southern Parkway project. The research design, and Native American Graves Protection and Repatriation Act (NAGPRA) Plan of Action that was developed for the Southern Corridor project will be used for this recovery effort. The BLM will assist the County in the development of a Statement of Work (SOW) for data recovery, analysis, and reporting for this undertaking. BLM will work with the County to select a qualified consultant to complete the work. The County will oversee the contract and fund the consultants work.

The consultant will prepare a methodology following the Southern Parkway research design. BLM will review and comment on the methodology within 30-days. A Final copy of the methodology will be sent to the USHPO for comment.

Artifacts recovered from the sites will be curated at the Utah Natural History Museum, with the artifacts previously recovered from these sites during the Southern Parkway investigation. The consultant will produce a draft report, detailing the results of the data recovery and analysis. The BLM will review drafts within 30-days. A final report and updated site forms will be sent to USHPOs office.

Finally, this mitigation effort will also include at least two public lectures and a brief presentation at a Washington County Commission meeting. These shall be prepared based on the findings of the sites and be presented by the archaeological consultant.

B) 42WS3998 and 5360

42WS3998 and 5360 are eligible for the NRHP because of their association with events that have made a significant contribution to our history, because of their distinctive design and construction, and because of the information that they may yield, and its importance to history. Consultations among BLM, USHPO, and other interested parties have determined that data recovery through the preparation of HALS Level II documentation for the entire CCC erosion control complex and the development of a public education component will be completed as treatments to resolve adverse effects to these sites.

The BLM will assist the County in the development of a SOW for the preparation of the HALS Level II documentation. BLM will work with the County to select a qualified consultant to complete this documentation and the County will oversee the contract and fund the effort.

The BLM and SHPO will review draft the Level II HALS documentation within 30-days. Final copies will be sent to the USHPO, the HALS division of the National Park Service, and the Library of Congress.

- C)** The County will fund a public education product as treatment for adverse effects to sites 42WS3998 and 5360 (the CCC erosion control complex). The County will work with the BLM and parties consulting on this agreement to draft a Request for Proposals and SOW to develop and execute a public education component. The education product will be developed using the HALS documentation from the CCC sites and other historic documents relating to the CCC. The County will select a proposal based on input from the BLM, parties to this agreement, and interested public to develop a product that maximizes public exposure to CCC history.

III. Duration

The term of this agreement shall end on the date five years after its effective date or upon completion of all of the Parties' obligations, whichever occurs first. If the agreement expires before obligations are completed, and prior to work continuing on the undertaking, the BLM shall either (a) execute a MOA pursuant to 36 C.F.R. § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7. Prior to such time, the BLM may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VIII below. The BLM shall notify the Signatories as to the course of action it will pursue.

IV. Post-review Discoveries

If potential historic properties are discovered or unanticipated effects on historic properties occur prior to the execution of the exchange, the BLM shall address discoveries consistent with 36 CFR Part 800.13. Once the Long Valley parcel becomes private property, private property rights apply.

If human remains and/or cultural items (i.e., funerary objects, sacred objects and objects of cultural patrimony) are encountered during mitigation efforts, the on-site archeological contractor shall immediately notify County law enforcement and the BLM. Remains will be treated consistent with the NAGPRA Plan of Action used for the Southern Parkway project. Once the parcel is transferred into private ownership, Utah Code 9-8-309 will apply.

V. Monitoring and Reporting

Each year following the execution of this MOA until it expires or is terminated, the County shall provide all parties a status summary describing the work carried out pursuant to the terms of this agreement. This summary may be emailed and shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the efforts to carry out the terms of this MOA.

VI. Dispute Resolution

Should any Signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, the BLM shall consult with such party to resolve the objection. If BLM determines that such objection cannot be resolved, BLM will:

A) Forward all documentation relevant to the dispute, including the BLM's proposed resolution, to the ACHP. The ACHP shall provide the BLM with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the BLM shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. The BLM will then proceed according to its final decision.

B) If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, the BLM may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the BLM shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.

C) The BLM's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

VII. Amendments

This MOA may be amended when such an amendment is agreed to in writing by all Signatories. The amendment will be effective on the date a copy signed by all of the Signatories is filed with the ACHP.

VIII. Termination

If any Signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation VIII, above. If within thirty (30) days (or another time period agreed to by all Signatories) an amendment cannot be reached, any Signatory may terminate the MOA upon written notification to the other Signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, the BLM must either (a) execute an MOA pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The BLM shall notify the Signatories as to the course of action it will pursue.

EXECUTION of this MOA by the BLM and SHPO and implementation of its terms evidence that the BLM has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

Bureau of Land Management, Saint George Field Office

Date

Brian Tritle, Field Office Manager

SIGNATORIES:

Utah State Historic Preservation Office

Date

Dr. Christopher Merritt, Deputy State Historic Preservation Officer

INVITED SIGNATORIES:

Washington County

Date

Alan D. Gardner, Chairman

INVITED SIGNATORIES:

Town of Leeds

	Date
Wayne Peterson, Mayor	

CONCURRING PARTIES:

Brennan Holdings LLC

Date

Robert Brennan

CONCURRING PARTIES:

Date

LoAnne Barnes